



MAVERICK REALTY  
Home. Your way.

Property Market Analysis  
January – March 2025



1263  
TOTAL HOMES  
IN THE SUBURB

Melville

16 TOTAL SALES

14 Freehold | 2 Sectional title

Highest  
recent sale  
R2 400 000

15

Average number  
of new properties

on the market  
per month

Highest listed  
residential price  
R3 650 000



Average sold price  
R 1 647 500

Freehold R1 647 500  
Sectional title R1 145 000

Lowest  
recent sale  
R1 400 000



Average list price  
R 1 750 000

Freehold R2 085 000  
Sectional title R885 000

71.5%  
owners  
are aged  
between  
36 and 64

69%  
sellers  
are aged  
between  
36 and 64

71%  
buyers  
are aged  
between  
18 and 49



[www.maverickrealty.co.za](http://www.maverickrealty.co.za)





## Local Market Opinion

**Ruhuan Brown**

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***"Today's buyers aren't just looking for a home, they're hunting for smart investments, standout spaces, and suburbs that tick every lifestyle box without compromising on value."***

### **Steady Buyer Interest**

Melville continues to attract young professionals, creatives, and first-time buyers.

### **Pricing is Key**

While interest is high, buyers are price-sensitive and not necessarily area focussed. Well-priced, well-presented homes are moving quicker than overpriced listings.

### **Rising Interest in Multi-Use Homes**

Cottages are becoming a sought after feature as it offers flexible spaces that can serve as work-from-home setups or rental opportunities.

### **Affordability in a Prime Location**

Melville offers excellent value for money, making it especially attractive in a market where affordability is key and opportunities are endless.

## **The Maverick Difference / Exclusivity is key.**

### **Sold Portfolio**

View our track record of successful property journeys.

**FIND OUT MORE**

### **Get to Know Us Better**

Discover The Maverick Story and what makes us different.

**FIND OUT MORE**

### **Available Listings from R519 000**

Explore some of our exclusive listings in various areas.

**FIND OUT MORE**



### **New to The Melville Team**

**Jabulani Manyoni**

Candidate FFC - 073 846 7079

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*Let's meet  
for coffee!*

